

# MEMORANDUM

Agenda Item No. 10(A)(4)

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**TO:** Hon. Chairperson Barbara Carey-Shuler, Ed.D.  
and Members, Board of County Commissioners

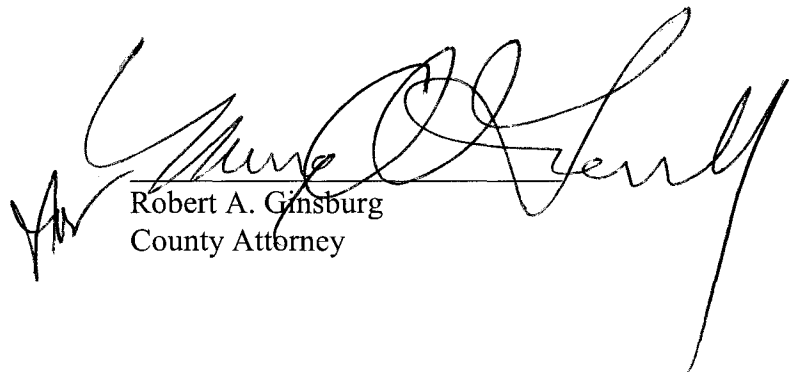
**DATE:** November 30, 2004

**FROM:** Robert A. Ginsburg  
County Attorney

**SUBJECT:** Resolution relating to  
State-owned land for  
permanent headquarters for  
U.S. Southern Command  
(SOUTHCOM)

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The accompanying resolution was prepared and placed on the agenda at the request of  
Commissioner Jose "Pepe" Diaz.

  
Robert A. Ginsburg  
County Attorney

RAG/jls



# MEMORANDUM

(Revised)

**TO:** Hon. Chairperson Barbara Carey-Shuler, Ed.D.  
and Members, Board of County Commissioners

**DATE:** November 30, 2004

**FROM:** Robert A. Ginsburg  
County Attorney

**SUBJECT:** Agenda Item No. 10(A)(4)

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☐ No committee review

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 10(A)(4)

11-30-04

RESOLUTION NO. \_\_\_\_\_

RESOLUTION SUPPORTING THE GOVERNOR AND  
FLORIDA CABINET'S PROPOSAL TO MAKE PARTICULAR  
STATE-OWNED LAND IN MIAMI-DADE COUNTY  
AVAILABLE TO THE SECRETARY OF DEFENSE FOR A  
PERMANENT HEADQUARTERS FOR THE U.S. SOUTHERN  
COMMAND (SOUTHCOM)

**WHEREAS**, the U.S. Southern Command (SOUTHCOM) is the unified command responsible for all U.S. military activities in Latin America south of Mexico; the waters adjacent to Central and South America; the Caribbean, the Gulf of Mexico; and a portion of the Atlantic Ocean; and

**WHEREAS**, the SOUTHCOM headquarters has been located in leased facilities in Doral since 1997; and

**WHEREAS**, making Miami-Dade County the permanent home for the SOUTHCOM headquarters is in the best interest of both national security and our community; and

**WHEREAS**, as the undisputed Gateway to the Americas, Miami-Dade County provides SOUTHCOM the optimal location for its headquarters, with over 85 percent of all U.S. carrier flights to Latin America and the Caribbean either originating or transiting through Miami-Dade County; and

**WHEREAS**, SOUTHCOM's continued presence in Miami-Dade County has an economic benefit to our community of over \$318 million annually; and

**WHEREAS**, in an effort to secure a permanent location for the SOUTHCOM headquarters in Miami-Dade County, the Governor and Cabinet have approved the use of forty

(40) acres of state-owned property located immediately west of the current SOUTHCOM headquarters for a permanent SOUTHCOM headquarters; and

**WHEREAS**, the Governor has provided a proposal to the Secretary of Defense for development by the State of Florida of a Class A office building on such property for lease to the Department of Defense as the permanent SOUTHCOM headquarters as outlined in the attached letter; and

**WHEREAS**, the Governor's proposal represents a \$12-million investment by the State of Florida to keep the SOUTHCOM headquarters in Miami-Dade County,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that this Board:

**Section 1.** Supports the Governor and Cabinet's proposal for the state to develop an office building on certain state-owned land in Miami-Dade County directly west of the current SOUTHCOM headquarters and lease it to the Secretary of Defense for a permanent headquarters for SOUTHCOM.

**Section 2.** Urges the Florida Congressional delegation to continue to support the presence of SOUTHCOM in Miami-Dade County and urges the Department of Defense to accept the offer as presented by the Governor and Cabinet.

**Section 3.** The Clerk of the Board is directed to provide a copy of this resolution to each member of the Florida Congressional Delegation and the Secretary of Defense.

The foregoing resolution was sponsored by Commissioner Jose "Pepe" Diaz and offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Dr. Barbara Carey-Shuler, Chairperson

Katy Sorenson, Vice-Chairperson

Bruno A. Barreiro

Carlos A. Gimenez

Barbara J. Jordan

Dennis C. Moss

Natacha Seijas

Sen. Javier D. Souto

Jose "Pepe" Diaz

Sally A. Heyman

Joe A. Martinez

Dorrian D. Rolle

Rebeca Sosa

The Chairperson thereupon declared the resolution duly passed and adopted this 30<sup>th</sup> day of November, 2004. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

JMM

Jess M. McCarty

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STATE OF FLORIDA

# Office of the Governor

THE CAPITOL  
TALLAHASSEE, FLORIDA 32399-0001

[www.flgov.com](http://www.flgov.com)  
850-488-7146  
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JEB BUSH  
GOVERNOR

September 21, 2004

The Honorable Donald H. Rumsfeld  
Secretary of Defense  
U.S. Department of Defense  
1000 Defense Pentagon  
Washington, DC 20301-1000

Dear Secretary Rumsfeld:

As the Department of Defense (DoD) continues its review of policies regarding the regional approach to our national security and troop readiness, I would like to emphasize the great importance of the U.S. Southern Command headquarters (SOUTHCOM) to the nation's defense and the strategic benefits of its continued presence in Miami. To underscore its importance to Florida and the nation, our Board of Trustees has voted to make state lands available to accommodate SOUTHCOM's permanent headquarters.

The logic of SOUTHCOM in relocating its headquarters to Miami in 1997 was similar to that employed by trade ministers from 34 nations in the region who chose to relocate the temporary secretariat of the Free Trade Area of the Americas (FTAA) from Panama to Miami. As the undisputed Gateway to the Americas, Miami serves as the financial, consular, cultural, linguistic, academic, and transportation hub linking the United States and SOUTHCOM's area of responsibility. Eighty-five (85) percent of all U.S. carrier flights to Latin America and the Caribbean either originate or transit through Miami, making it the nation's number one provider of flights to and from the region. American Airlines maintains its Latin American operations in Miami, providing more non-stop flights to the region than any other city or by any other air carrier in our nation. More than 60 percent of the total seaport trade from Latin America and the Caribbean flows through Miami, and over 65 consulates from around the world call the city home.

Logistically, SOUTHCOM's current location in Miami maximizes convenient access to the airport and "centrality" from other mission-support perspectives. The centralized location presents excellent housing options in areas supported by schools with top test scores, and offers best flexibility for spouse employment. The location also provides secure access via efficient transportation routes relative to higher density alternatives.

As you are aware, the main SOUTHCOM headquarters is currently located in a fixed-term leased building in Dade County, the term of which expires in February 2008. SOUTHCOM also leases office space in several other buildings nearby to accommodate overflow of civilian and uniformed personnel and the missions they perform. Several attempts were made in past years to secure federal funding to purchase the land under which the SOUTHCOM headquarters currently sits to no avail. Other attempts to consolidate operations into a common facility and location have also been unsuccessful.



Governor's Mentoring Initiative  
BEA MENTOR BEA BIG HELP  
1-800-825-3786

*[Handwritten mark]*

The Honorable Donald H. Rumsfeld  
September 21, 2004  
Page Two

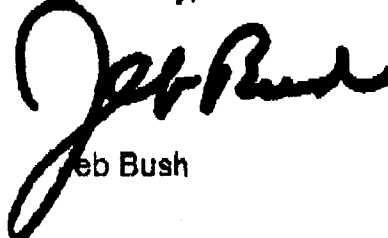
As Governor, I have prioritized all efforts to support the SOUTHCOM headquarters. Under my Administration, the State has made a \$12 million investment in SOUTHCOM to provide both buffer zone lands and the purchase of representational quarters. Working in tandem with local officials, we have continually conveyed the strategic importance of this national asset remaining in Miami. I would like to take this opportunity to continue my support for SOUTHCOM, in part through a proposal by the State of Florida to provide a most cost effective, mission strategic option for the long-term operation of its headquarters in Miami.

Currently, the Board of Trustees of the State of Florida owns a 70-acre parcel of vacant land located immediately adjacent to SOUTHCOM's current location, 15 acres of which are already under lease to DoD as a security buffer. Today, the Board voted to make 40 of the 70 acres available to accommodate a Class A office building, with square footage sufficient to meet SOUTHCOM's total personnel and mission requirements. The acreage also provides for an adequate security buffer as required. The State proposes to construct the new headquarters facility to meet SOUTHCOM's specific requirements, and lease it to DoD for ten (10) years with four 10-year renewal options. In that the land is owned by the State, and Florida will be the leaseholder, DoD will be ensured a stable rent far below market rate because the base rent would only be on the state's construction costs and not its land costs.

Although we would need to work out the specific details of the lease terms with SOUTHCOM, we are certain that DoD would save at least \$5 per square foot compared to other alternatives, even under the most conservative estimates. Using a 300,000 square foot building as an example, the above terms would net DoD a minimum savings of \$15 million over a ten-year lease term. It would be our intent to have this building ready for occupancy within approximately two years of bidding out the construction work, thereby meeting your current lease termination timeframe.

I am prepared to begin work on this project immediately. Please have your staff contact me or Dr. Pamela Dana in my office at (850) 487-2568 as soon as possible so we can enter into more detailed discussions.

Sincerely,



Jeb Bush

Cc: Chairman, Joints Chiefs of Staff  
Commander, U.S. Southern Command  
Army Assistant Chief of Staff for Installation Management